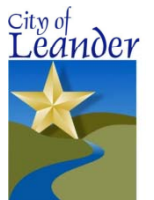


# Greater Leander Chamber of Commerce Monthly Membership Luncheon

State of the City Address  
Mayor John D. Cowman

Tuesday, 25 January 2011



# Introduction

**Mission** – the City will provide its citizens with the highest quality of service through the effective and efficient use of all available resources.



**Customer Service Pledge** – remember, you make a difference by being part of this team. Make yourself a better team player through respect, fairness and honesty for each other. Always be constructive. This City depends upon you.



# Agenda

Introduction

Crisis

Danger

Opportunity

Conclusions

Where there is no vision, people perish, so your actions must inspire others to dream more, learn more, do more and become more.

Proverbs, 29:18 and John Quincy Adams

Thursday, June 15, 2006

Austin American Statesman statesman.com

## URBAN AFFAIRS

AUSTIN

### Leander mayor visits Letterman

Give David Letterman and his people some credit: They know human nature.

Leander Mayor and Capital Metro Board Member John Cowman, so prone to unbridled enthusiasm that he once led cheers for the transit agency on a commercial airline flight, was among about 150 people who won a lottery for tickets to the Wednesday taping of the late-night host's show. Cowman called from New York minutes before the afternoon taping to say the producers had picked him to lead the crowd "in showing appreciation to Letterman." This role led to a brief meeting with the show staff and a special seat. Knowing Cowman, it could have led to Letterman reading the "Top 10 Reasons to Invest in Leander."

We didn't see Cowman's beaming mug on national TV, but maybe we blinked. After the taping, Cowman reported that he was on camera at least for an instant. Mostly, he said, the studio was unusually cold — about 50 degrees, he estimated — but nonetheless he pronounced the experience "awesome."

Don't be surprised to see the Williamson County town as Letterman's new Home Office in the coming weeks



Crisis

危机

Danger

危险

Opportunity

机会

# Crisis

(two symbols)

危机

Chinese Symbol wēi jī





Balance of Payments

Unemployment

Terrorism

Boom-and-Bust

Polarization

Shadow Banking System



Credit Ratings

Global Warming

Securitization

Speculation

Lending/Borrowing Practices

# Crisis

(images and phrases)



Social Security

Debt Levels

Healthcare

Credit Default Swaps

Government Policies

Mortgage Market

Central Banks

High-Risk

Out Source



# Danger



Chinese Symbol wēi

# Danger

(by the numbers through 2010)

## Labor Force

### Williamson County

Total Labor Force – grew 67,573 people to 212,775 since 2000

Unemployed – grew 12,520 people since 2000

Unemployment Rate – went from 1.64% to 7.00% since 2000

### Leander

Total Labor Force – grew 4,014 people since 2005

Unemployed – from 360 to 722 people since 2005

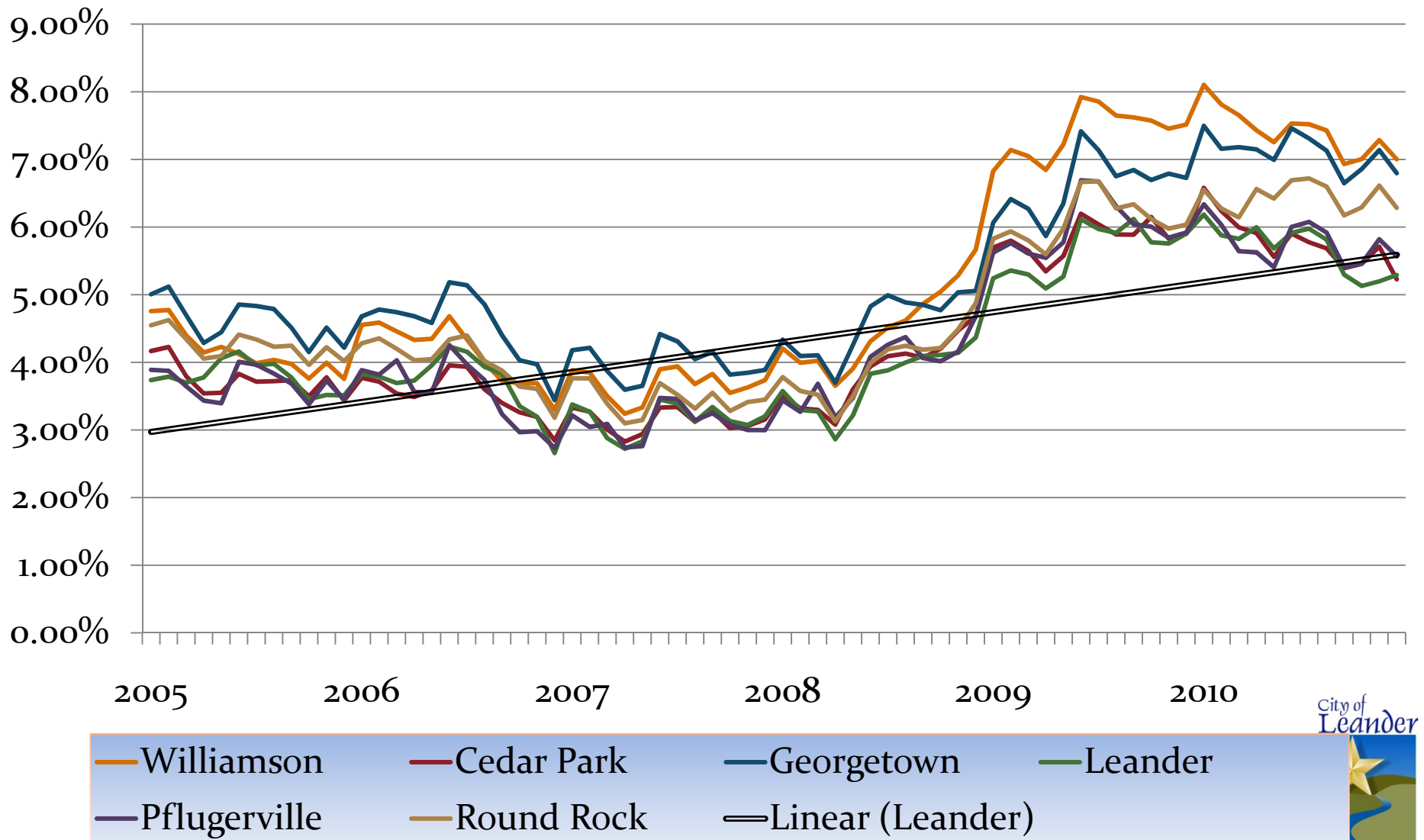
Unemployment Rate – from 3.74% to 5.29% since 2005





# Danger

(by the numbers through 2010 (unemployment rate))



# Danger

(by the numbers through 2010 (residential))

## Construction

### Residential

Permits – down for the fourth year in a row to 242 permits issued

Values – down for the fifth year in a row to \$54 million in investment

### Existing Homes

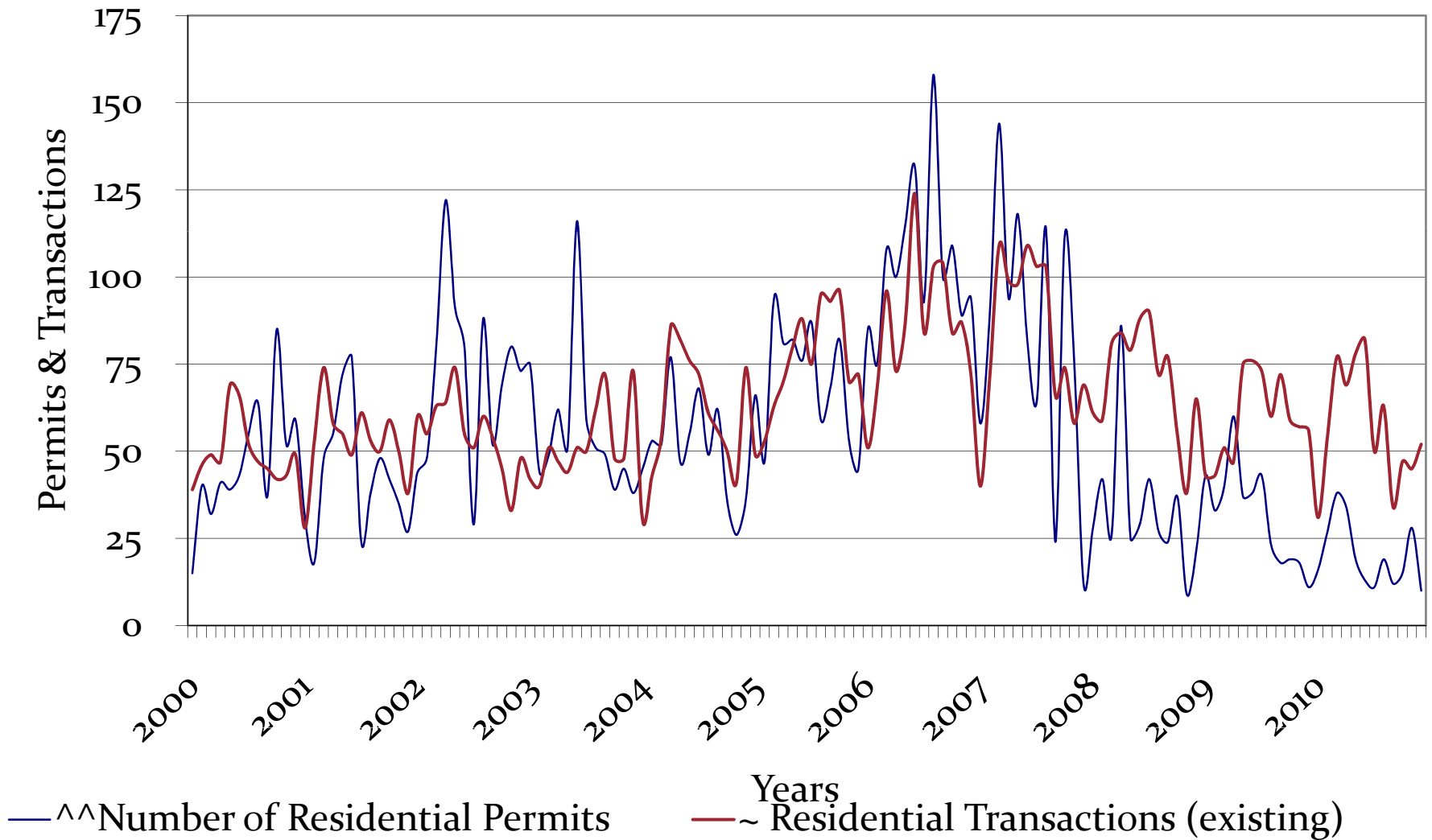
Transactions – down for the fourth year in a row to 682

Values – down for the third year in a row to \$134.8 million



# Danger

(by the numbers through 2010 (new & existing residential))



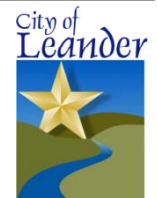
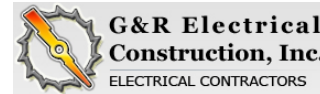
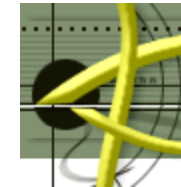
# Opportunity



Chinese Symbol jī



# Opportunity (by existing primary employers)





(by prospective industrial interests)





# Opportunity

(by retail interests)

GUCCI



Leander



Harrods

Dior EMILIO PUCCI

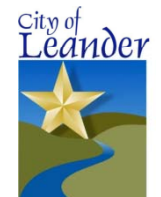
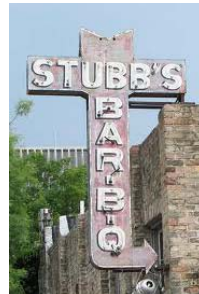
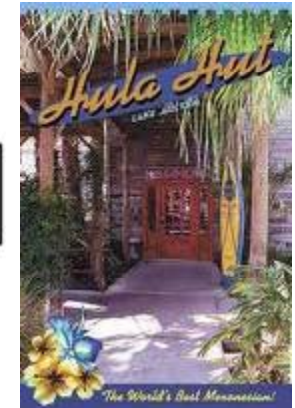






# Opportunity

(by restaurant interests)



# Opportunity

(by the residential numbers)

PERRY HOMES



KLM Custom Homes



David Weekley Homes



Kenwood Custom Homes

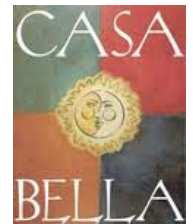
Goodnight Development



Neuffer Homes & Construction



Klaer Custom Homes



Inhabitation, Inc.



Casa Dura Homes



Adan Rangel

Nelson Roberts Homes







# Opportunity



Portfolio.com

(by the media, non-profits and research)



AMERICAN COLLEGE OF SPORTS MEDICINE



newgeography

Robert Wood Johnson Foundation



Austin American-Statesman  
statesman.com

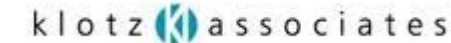
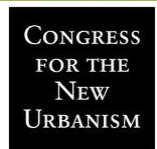


NATIONAL TRUST  
for HISTORIC PRESERVATION



MILKEN INSTITUTE





# Opportunity

(by Development Partners interests)

|Creative Green Design|



# Opportunity

(by the indicators)

## Construction

### Commercial/Industrial

Permits – up over 88% since 2008 or \$23.2 million

Values – up 42.45% from 2009 or \$13.6 million

Commercial permits doubled from 2009. Notable projects included Belmont Senior Village (192 units), LISD Middle School #8 and numerous 2243 Business Park (Old Aquatic Industries Campus) remodels.

## Meter Counts

Electric – more than 245 meters added in 2010

Natural Gas – more than 185 meters added in 2010

Water – only 81 meters added in 2010

## Sales Tax

Nearly matched the eleven (11) year cumulative total growth in 2010 alone at 14.29%, or just over \$1.95 million

## Residential

New Home Sale Price – \$234,946

Existing Home Sale Price – \$196,955

Single Family permits decreased 33% from 2009. However, the homes built were, on average, were in a higher price ranges.





# Community Numbers

City of Leander – 22.57 square miles, Extra-Territorial Jurisdiction – 38.94 square miles

City Employees – 165

43<sup>rd</sup> fastest growing City in Texas (out of 1,517 government entities), Absolute Numbers and 13<sup>th</sup> fastest growing City in Texas, Percentage (the community added 18,857 residents in 120 months (ten years))

Industrial inquiries in 2010 – 78, with 39 responses for a median creation of:

Jobs: 200

Capital Investment: \$7.15 million

Acreage: 5

Square Footage: 100,000

Williamson County Unemployment Rate – 7.00% (end of year 2010)

Percent Growth – 10.81% average annual growth, 2000 thru 2010 (average composite of electric, natural gas and water meter counts & sales tax receipts)

Total Construction Value - \$1,276,184,633, 2000 thru 2010

Sales Tax Collections - \$1.9 million in 2010

Budget – \$47,643,831 for 2010-2011 Fiscal Year

Median Home Sales Price - \$152,157 (ten year average of existing/new)

Total Estimated Taxable Value - \$1,656,595,209

Tax Rates (per \$100 valuation)

City of Leander	\$0.650420
Williamson County	\$0.459999
Leander Independent School District	\$1.454800
Upper Brushy Water Control Improvement Dist.	\$0.020000
Austin Community College	\$0.096500
<b>Total</b>	<b>\$2.681719</b>

Rounds of Golf – 23,507 in 2010



# Community Numbers (CTRMA)

Created in 2003, the Central Texas Regional Mobility Authority opened its first road, 183A in March 2007. The \$238 million construction project was completed on time and within budget in just two years.

**Thanks to the solid performance of 183A, a five mile northern extension of 183A is being constructed more than seven years ahead of schedule. The \$105 million extension is set to open in early 2012.**



# Department Updates

## Public Works Department

### **2010 Accomplishments**

Created, staffed, and equipped a Water & Wastewater Section with 11 new employees. Retired two repair-prone and obsolete wastewater lift stations, diverting about one-third of the city's wastewater to the regional treatment plant.

Performed smoke testing on the southern third of the wastewater collection system, repaired 608 defective cleanouts and two manholes.

Conducted an eight-hour trench and excavation safety awareness course for the entire Public Works Department.

Completed asphalt repairs along 1,000 feet of CR 280 and several hundred feet of asphalt repairs on CR177.

### **2011 Expectations**

Save residents about \$200,000 for the 2010-2011 budget compared to last year through water distribution, wastewater collection and treatment facilities operations.

Perform preventative maintenance and repairs on the wastewater collection system.

Complete drainage improvements throughout the City, especially in older subdivisions.

Schedule a heavy equipment operators' safety course.

Conduct the annual spring cleaning day in May.



# Department Updates

## Building Inspections and Code Enforcement

### **Expectations for 2011**

Collaborate with area Building Officials to create regional code amendments

Adopt 2009 Codes and amend ordinances

Magnolia Creek Subdivision abatement of unfinished homes

Establish scheduled sweeps of subdivisions in conjunction with City Wide cleanup days

## Police

### **Accomplishments for 2010**

The Commission on Accreditation for Law Enforcement Agencies (CALEA) full-accreditation

Expanded firearms training facility includes 50-yard range, obstacle course and on-site classroom

National Night Out Program won Award

Boy Scouts of America Explorer Post 641 created

Increased dispatch staff enhanced internal & external customer service

### **Police Expectations for 2011**

Increase police officer ratio from 1.25 (35) to 1.4 (39) officers per 1,000 residents

Increase customer service desk hours to cover evenings and weekends

Provide crime mapping with other upgrades to the Department's website

Increase department efficiency with electronic file transfer

Improve traffic problem solving with monitoring equipment and software



# Department Updates

## Golf Course

### **2009/10 Accomplishments**

Crystal Falls Golf Club's Hill Country Amateur Tournament was voted best tournament of the year by *The Austin Amateur Golf Association* in June.

The “Approved Junior Program” is an effort to present advanced juniors with opportunities to compete at a high level and earn college scholarships.

The United States Golf Association (USGA) recognized Crystal Falls in their course rating system.

### **2010/2011 Expectations**

Introduce fun family golf activities to get more juniors and non-golfers involved.

Enhance CUSTOMER SERVICE always with USGA designation

Complete renovation plans to hole #7 before April.

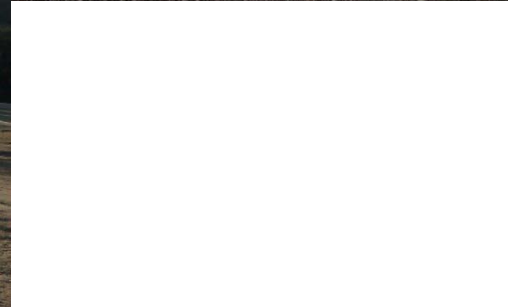
Reach 33,000 rounds played.

Keep expenses under budget.





# Department Updates





# Department Updates

## City Secretary

### **2010 Accomplishments**

Worked towards Texas Registered Municipal Clerks Recertification

Updated Franklin Legal Publishing

Maintained Records Retention Facility

Coordinated Public Arts Committee and TIF/Leander Development Authority Board

Kept Boards & Commissions up to date

Began the Leander ISD Leadership Program

Joined the Leander Chamber of Commerce Leadership Steering Committee

Taught the Leadership Class on City Government

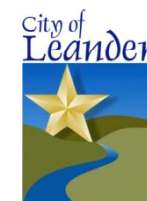
Conducted General Election for City Council in May 2010

Remained active with the Capital Chapter of the Texas Municipal Clerks

Filled open records requests according to State Law

### **2011 Expectations**

Maintain and improve above efforts



# Conclusions

Northeast Leander will see construction of 183-A, Hero Way and San Gabriel Parkway

Northwest Leander expects LISD campus purchase, expansion of San Gabriel Parkway and a new residential subdivision

Southwest Leander will experience a residential boom with Taylor Morrison's & Grand Haven Homes' construction of 1,350 residential units and Lakeline Blvd. activity

Southeast Leander's East Crystal Falls Parkway improvements and Riverside Resources development will continue to enhance this area

Central Leander improvements will include completion of Sonny Drive, expansion of Firestone, O'Leander Café, O'Reilly, Lube Center and medical offices

**Leander's Financial Health is Good.**



**On behalf of your City Council and Staff,  
Thank you for the opportunity to serve.**

